

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4360	Name	Brandon	Smith
Method	Email			
Date	12/12/2016			

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### Letter or Email Response:

Dear Sir/Madam, My name is Brandon Smith and I am an Epping resident, at **...Redacted...**. My full contact details are at the foot of this email. I would have completed the questionnaire, but I am concerned that your website at <http://eppingforest.consultationonline.co.uk> is not private/secure i.e. there is no "https" and according to Norton <https://safeweb.norton.com/>, it seems to be hosted in Singapore. (Also, your email service apparently does not support encryption and so should not be used for passing sensitive information.) Being aware of the possibility of identity theft and of recent cases of fraudsters taking out loans against peoples' properties, I thought it wise to respond by email rather than complete the questionnaire. I would be very grateful if you would please take this email into consideration. I am concerned by the scale of the proposed development in and around Epping. Apart from having friends in the area, what drew me to Epping was the beauty of the town and its' semi-rural environment. It offers the ability to live in the countryside whilst having the convenience of the Tube. I feel that the precious uniqueness of Epping and its' country town atmosphere would be destroyed, if the proposed development was to proceed. Furthermore, building on Epping Station's car park will inevitably result in commuters parking in Station Road, Bower Hill and the surrounding side streets, to the environmental detriment of local residents. In addition, commuters need the car park at Epping Station, otherwise how can they get to work, or for that matter visit central London for recreational purposes? With regard to building on the town centre car park, surely this would inevitably damage the economy of the shops in the High Street and lead to its' decline by making it less appealing for those who live in the surrounding arrears to drive into Epping. I am a resident of Bower Hill and, when I purchased my property in **...Redacted...**, the papers I received from my solicitor stated that there was a floodplain 50 metres behind my property, which would place it in the area of The Orchards, or beyond. Not long after I moved in, there was indeed a flash flood, caused by the drains in Bower Hill being unable to cope with the amount of rainfall. I saw drain covers raised by the sheer weight of water which billowed from them and, together with water flowing from the roadside drains, cascaded across the road, across my front garden, through my car port, down through my back garden and on to The Orchards beyond. Needless to say, I believe it would be irresponsible to approve further development. I did report this matter in an earlier consultation. I can't imagine anyone buying a property knowing it to be on a floodplain and neither can I imagine any insurance company willing to take the risk, except for a high premium. The existence of the floodplain must be somewhere in the public record and therefore independently verifiable, as otherwise it could not have been reported to me when I bought my home **...Redacted...**. With regard to the draft plan in general, having formerly lived in a London suburb, I would strongly urge EFDC not to risk turning Epping into a mere extension of London. Epping is truly unique and we should all strive to keep it so. Please note that I do not have any party political

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bias. Thank you for your kind attention. Kind regards and my best wishes for a Merry Christmas and a Happy New Year.  
Brandon Smith